

09-01.03-50 [Downtown Zone, DT]

Purpose—The purpose of the Downtown Zone is to identify an area of the City as a vibrant commercial center with special uses, development types and design, which is different from the General Commercial Zone. The City wants to strengthen the Downtown Zone as the “heart” of the community, the logical place for people to gather, and the civic and business center. The Downtown Zone is intended to support this goal through elements of design and appropriate mixed-use development. This section provides standards for the orderly improvement of the Downtown Zone based on the following principles:

- Efficient use of land and urban services;
- A mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options;
- Provide formal and informal community gathering places;
- A distinct storefront character which identifies the Downtown Zone;
- Connect to the residential neighborhoods and employment areas of the city;
- Provide visitor accommodations and tourism amenities; and
- Design standards that maintain and enhance the city’s historic architecture.

A. Uses Permitted Outright – In the Downtown Zone, the following land uses and building types shall be permitted outright:

1. Detached dwellings
2. Multi-family dwellings (four (4) or more units) attached (either above or behind) to a permitted non-residential use;
3. Home Occupations;
4. Bed and Breakfast establishments;
5. Churches and other places of worship;
6. Community building (clubs, lodges, similar uses);
7. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses);
8. Libraries, museums, community centers and similar uses;
9. Public parking lots and garages;
10. Private utilities;
11. Entertainment enclosed completely within a building (e.g., movie theaters, clubs amusement uses);
12. Medical and dental offices, clinics and laboratories;
13. Office uses;
14. Personal and professional services (e.g., catering/food services, restaurants, laundromats and dry cleaners, barbershops and salons, banks and financial institutions, and similar uses);
15. Repair services enclosed within a building, except auto-dependent uses;
16. Retail trade and services, except auto-dependent uses. Auto-oriented uses are permitted provided any drive-up/drive-through windows are not located between the building and the street frontage;
17. Mixed use development (housing and other permitted use).

B. Conditional Uses Permitted – In the Downtown Zone, the following conditional uses and their accessory uses are permitted subject to the provision of Section 9-01.06 of this chapter:

1. Hotels,
2. Day care (includes both family day care: twelve (12) children or fewer, and commercial day care;: more than twelve (12) children):
3. Light manufacturing (e.g., small-scale crafts, electronic equipment, bakery, furniture, similar goods) when in conjunction with retail:
4. Uses similar to those listed above.

C. Only uses specifically listed above and similar uses are permitted in the Downtown Zone

D. Setbacks

Purpose – In the Downtown Zone, buildings are placed close to the street to create a vibrant pedestrian environment, to slow traffic down, provide a storefront character to the street, and encourage walking. The setback standards are flexible to encourage public spaces between sidewalks and building entrances (e.g., extra-wide sidewalks, plazas, squares, outdoor dining areas, and pocket parks). The standards also encourage the formation of solid blocks of commercial and mixed-use buildings for a walk-able Downtown Zone.

Application – The standard, as listed below, apply to both primary structures and accessory structures. The standards may be modified only by approval of a variance, in accordance with the City’s variance criteria and procedures in Section 9-01.08-10.

(1) Front Setbacks

- a. Minimum setback – The minimum front setback is zero (0) feet;
- b. Maximum setback – the maximum allowable front setback is fifteen (15) feet. This standard is met with a minimum of seventy-five percent (75%) of the front building elevation is placed no more than fifteen (15) feet back from the front property line. On parcels with more than one (1) building, this standard applies to the building with the longest façade (in linear feet) facing the street.

The maximum setback standard may be increased by fifty percent (50%) when a usable public space with pedestrian amenities (e.g., extra seating) is provided between the building and front property line (see Paragraph 9-01.30-50.G2 Pedestrian Amenities of this section).

(2) Minimum Rear Setback

- a. For street-access lots: zero (0) feet; and
- b. For alley-access lots: eight (8) feet (measured from building to rear property line or alley easement) in order to provide space for parking at the rear of the building.

(3) Minimum Side Setback: There is no minimum side setback (zero (0) feet) required, except that fences and landscaping shall conform to the vision clearance standards in Section 9-01.04.40 and requirements.

(4) Setback exceptions: Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features that encroach into setbacks must be reviewed by the Planning Commission and are subject to compliance with applicable standards of the International Building Code and Uniform Fire Code.

E. Limitation of on Street-Level Housing – In order to reserve storefront space for commercial uses and public/institutional uses, no more than fifty percent (50%) of the total linear street frontage of a single lot may be occupied by residential development, including doorways, garages and residential windows. This standard does not limit residential uses above the street level on upper stories, or behind street level storefronts. For lots with street access at more than one (10 level (e.g., sloping sites with two (2) street frontages), the limitation on residential building space shall apply to the combination of all street frontages.

F. Maximum Building Height – Buildings shall be no more than thirty-five (35) feet in height. The maximum height may be increased by ten (ten) feet when housing is provided above the ground floor (“vertical mixed use”). The building height increase for housing shall apply only to that portion of the building that contains housing.

<u>DT Zone Table 03-50-1</u>		
<u>Application of Site Development Review to the Downtown Zone</u>		
Applicable Use	Type of Review	
	Site Development Review Type I	Site Development Review Type III

1. Multi-family dwellings (four (4) or more units) located above or behind a permitted non-residential use: four (4) to ten (10) total units	Review Required	
2. Multi-family dwellings (four (4) or more units) located above or behind a permitted non-residential use: eleven or more total units		Review Required
3. Bed and breakfast inns	Review Required	
4. Churches and other places of worship		Review Required
5. Clubs, lodges, similar uses	Review Required	
6. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses)	Review Required	
7. Libraries, museums, community centers and similar uses	Review Required	
8. Entertainment enclosed within a building (e.g., movie theaters, clubs, amusement uses)	Review Required	
9. Medical and dental offices, clinics and laboratories	Review Required	
10. Office uses	Review Required	
11. Personal and professional services (e.g., catering/food services, restaurants, Laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses)	Review Required	
12. Repair services enclosed within a building, except auto dependent uses	Review Required	
13. Retail trade and services, except auto dependent uses	Review Required	
14. Mixed-use development (housing and other permitted uses)	Review Required	
15. Hotels		Review Required
16. Day care (all day care uses, regardless of number of children)		Review Required
17. Light manufacture (e.g., small scale crafts, electronic equipment, bakery, furniture, similar goods) when in conjunction with retail		Review Required
18. All other uses permitted as a conditional use		Review Required
19. All uses listed above as 3.-19. with a total building square footage greater than ten thousand (10,000) square feet		Review Required

G. Design Standards – In addition to City regulations for signage, parking, access and other site development requirements, the following additional standards apply in the Downtown Zone:

1. Detailed Storefront Design - All buildings shall contribute to the storefront character and visual relatedness of Bridge Street. This criterion is met by providing at least two (2) of the following architectural features along each building elevation that faces a street. [Note: the example shown on Figure 08-50-

1 is meant to illustrate required building design elements, and should not be interpreted as a required architectural style.]

a. Corner building entrances on corner lots – Alternatively, a building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner.

b. Regularly spaced and similar-shaped windows with window hoods or trim on all building stories.

c. Large transparent display windows comprising a minimum of thirty per cent (30%) of the ground floor façade (non-residential uses only). Display windows shall be framed by bulkheads, piers and a storefront cornice (e.g., which separate ground floor from second story, as show on Figure 03-50-1).

d. Decorative patterns on the exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features).

e. Decorative cornices and roof lines (e.g., for flat roofs).

f. Exterior finishes shall be of architectural grade materials.

g. Plain concrete blocks, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except as secondary finishes covering no more than 10 percent of the surface area of each façade. T-111 may be used in a board-and-bat finish.

2. Pedestrian Amenities – This section is intended to provide comfortable and inviting pedestrian spaces within the Downtown Zone. Pedestrian amenities serve as informal gathering places for socializing, resting, and enjoyment of the city's downtown, and contribute to a walk- able district. Every development shall provide one (1) or more of the pedestrian amenities in tems 9-01.03-50.G2a-e below. Pedestrian amenities may be provided within a public right-of-way when approved by the jurisdiction responsible for the right-of-way.

[Note: The example shown in Figure 03-50-2 is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used.]

a. Building canopy, awning, pergola, or similar weather protection (minimum projection of four (4) feet over a sidewalk or other pedestrian space);

b. Hanging baskets, window boxes or groups of planters (totaling a minimum of six (6) square feet of plant area) located along building façade;

c. Building entrance door or doorway that contains design elements such as a door pull, brass kick plate, and office signage or appropriate –scale lighting;

d. A courtyard, square or extra-wide sidewalk next to the building entrance (minimum area of sixty-four (64) square feet);

e. Sitting space (i.e., dining area, benches or ledges) between the building entrance and sidewalk (minimum of sixteen (16) inches in height and thirty (30) inches in width).

Figure 03-50-1 : [Example of Typical Downtown Building Design Elements]

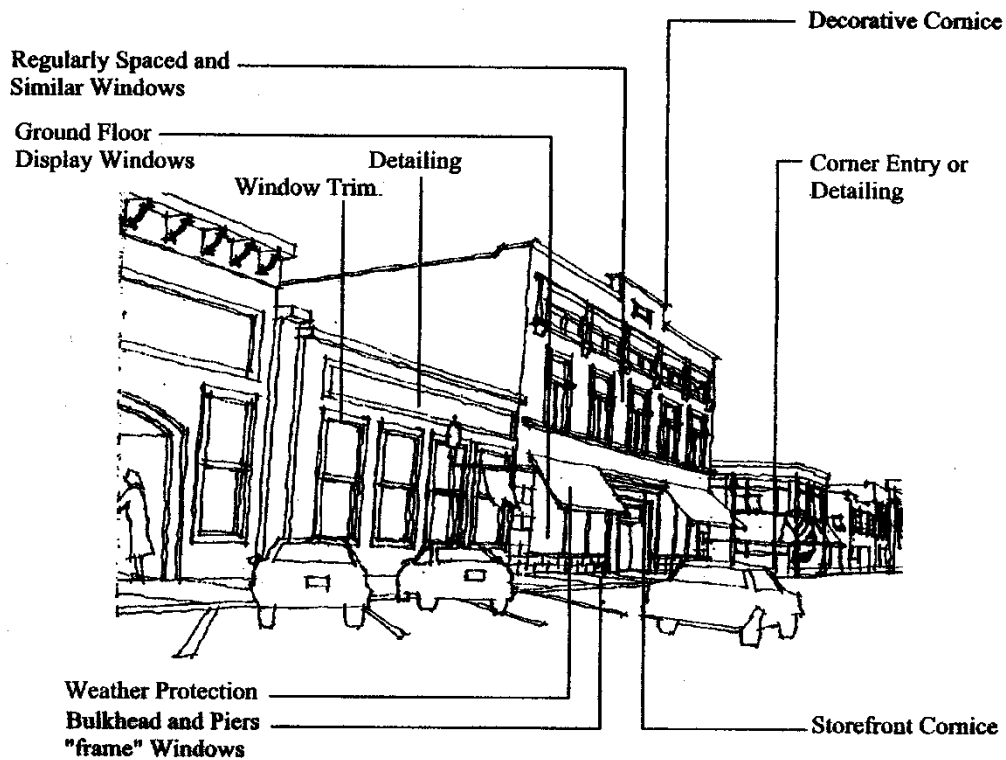


Figure 03-50-2: [Example of Typical Pedestrian Amenities]

